NUTAN AYOJAN CHSL

The Hon.Secretary/Chairman,

29-08-22

Nutan Ayojan CHS Ltd, Liberty Garden, Cross Road No 4, Malad West, Mumbai - 400064

FEASIBILTY REPORT FOR NUTAN AYOJAN CHS LTD.

Subject: Redevelopment of society on property bearing CTS No 223/4, 224/A and 225 of village Malad South by utilizing the plot potential and additional area in lieu of TDR and other such FSI as applicable as per DCPR 2034

- The society has supplied various documents which were required to prepare a feasibility report.
- The Plot of Nutan Ayojan CHS Ltd is located in a Prime Location and is an opportunity for a Developer to create a Landmark project
- The rates considered for the expenses, premiums, TDR, sales, etc. are as per the current market trend and subject to
- The plot under reference is in Residential Zone.

fluctuations

- The plot is facing 13.4 meter road as per DP Remarks 2034. As per Survey done there is no further set back.
- The project feasibility of the project has been worked out in detail.



- The feasibility report has been worked out as per the current Rules and Regulations of the MCGM as on date
- The feasibility report is prepared for the purpose of identifying whether the project is financially and technically viable for redevelopment
- The project feasibility of the project has been worked out in detail and handed over to the Society's managing committee
- to the redevelopment scheme. Please note that this is not an offer The feasibility report gives an approximation on the advantage and benefits that the existing members may receive due
- an appropriate developer The Developers participating in the Redevelopment will be submitting their own offers based on their own workings, assumptions and calculations. The society members shall then take an informed decision on the offer and the selection of

The highlights/summary/assumptions of the feasibility report is as follows:

and Profit to the builder. However actual offer when invited from Developers will be invited may slightly plus or minus Feasibility report prepared by us is based on certain assumptions based on our experience, market conditions, cost of the project

- . The Nutan Ayojan CHSL has received Conveyance
- per Conveyance is 6830 sq.m The area of plot as per P R Card is 6858.90 sq.m, area of plot as per Survey done by the society is 7111 sq.m, plot area as
- The plot is not affected by further Setback.



- The existing carpet area of all residential members as per society is 71,461 sq ft for residential members and 1242 sq ft
- 5. There are total of 192 flats and 6 shops.

for commercial members

- The plot is not affected by CRZ.
- 7. The total project duration considered is 42 months for existing members.
- The quality of the construction and the amenities provided to the existing and the new members of the scheme shall be
- which states that 15 % of built up area of 10 sq m per tenement whichever is more shall be permissible without premium The feasibility is considered considering Developer are able to get benefit of section no 33 7B as per New DCPR 2034 but will be within the cap of 2.97 FSI.
- 10. We have prepared feasibility considering Developer will construct only residential premises for Sale.
- 11. The existing Residential and commercial members of the society may receive an additional Rera carpet area of 23 % (21 % to 24 %) on their existing carpet area.
- 12. The existing Residential members may receive a monthly rent of Rs. 60 Rs/sq.ft. (Avg rent) of their existing carpet area at premises. Every year there shall be 10 % increment of rent. The existing Commercial members may receive a monthly the time of vacating for the period of time from their Vacating their existing premises till being handed over their new rent of Rs. 115 Rs/sq.ft. (Avg rent) of their existing carpet area at the time of vacating for the period of time from their

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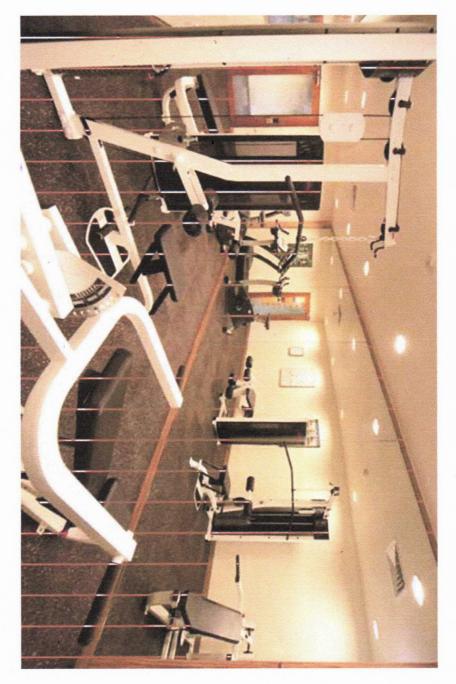
Vacating.

- 13. The existing Residential and commercial members may receive a Hardship Compensation (Corpus Fund) of Rs. 500 /sq.ft. of their existing carpet area
- 14. The Sale rate considered is Rs 25,500/sqft on Rera carpet area For Residential premises
- 15. We have considered 5 % increment in ready reckoner rate during the progress of the project.
- 16. New buildings will be constructed with beautiful entrances and elegant entrance lobby
- 17. The newly constructed buildings will be earthquake resistant and designed to take care the wind load. Hence, shall be more durable against the natural calamities
- 18. New buildings will be planned to suit the modern living lifestyle.
- 19. New buildings will be constructed with modern elevation features to give a beautiful attractive look. The modern look will also result in price appreciation of the property
- 20. Latest and modern amenities will be provided in the newly constructed building
- 21. Landscapes shall be developed to suit the requirement of all age groups of people, such as, Children Park for the kids, jogging tracks for middle aged persons
- 22. Space for Gymnasium upto 2 % of Built up area and society office upto 20 sq.m shall be provided.

Regards,

For PALASH PMC.









TERRACE GARDEN







	(MONTHS FROM VACANT POSSESSION) = 42 months	PROJECT DURATION FOR RESIDENTIAL MEMBERS
	= 20000 Rs/member = 1 Month Rent per year	SHIFTING CHARGES BROKERAGE CHARGES ON RENT
	Avg. = 60 Rs/sq.ft./month 0 (1st+2nd yr + 3rd year.)	TO RESIDENTIAL MEMBERS
	= 500 Rs/Sq.Ft.	TO RESIDENTIAL MEMBERS RENT
	ES (ON EXISTING CARPET AREA)	HARDSHIP COMPENSATION CHARGES (ON EXISTING CARPET AREA)
	= 23%	TO RESIDENTIAL MEMBERS
	(ADDITIONAL ON EXISTING CARPET AREA)	FREE ADDITIONAL CARPET AREA
		FSI RATIO ON NET PLOT AREA 2.970
29/08/2022	LTD	NUTAN AYOJAN CHS LTD
	OPER	FEASIBILITY REPORT FOR: RE-DEVELOPMENT THROUGH DEVELOPER



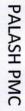
All carpet area considered are Wall to Wall Carpet Area, excluding internal & external walls. Existing Residential carpet area 192 nos = 71461 sq ft	NUTAN AYOJAN CHS LTD RR RATE of LAND 2022-2023	PROJECT FEASI 58650 × 61582.5 × 30791.25 /	PROJECT FEASIBILITY REPORT: 58650 × 1.05 = 61582.5 × 50% = 30791.25 / 10.764 =	61582.5 Rs/sq.mtr 30791.25 Rs/sq.mtr.
Wall to Wall Carpet Area, excluding internal & external w	50 % of RR Rate 60 % of R.R Rate	61582.5 x	60% =	36950 Rs/sq.mtr.
192 nos =	50 % of RR Rate 60 % of R.R Rate	61582.5 x 36950 /	60% = 10.764 =	36950 Rs/sq.mtr. 3433 Rs/sq.ft.
	50 % of RR Rate 60 % of R.R Rate All carpet area considered are Wall to Wall C	61582.5 x 36950 / arpet Area, excludi	60% = 10.764 =	36950 Rs/sq.mtr. 3433 Rs/sq.ft.
	50 % of RR Rate 60 % of R.R Rate All carpet area considered are Wall to Wall C	61582.5 x 36950 / arpet Area, excludi	60% = 10.764 = ing internal & exte	36950 Rs/sq.mtr. 3433 Rs/sq.ft. nal walls. 71461 sq ft
	50 % of RR Rate 60 % of R.R Rate All carpet area considered are Wall to Wall C Existing Residential carpet area Existing Commercial carpet area	61582.5 x 36950 / arpet Area, excluding 192 nos	60% = 10.764 = ing internal & exte	36950 Rs/sq.mtr. 3433 Rs/sq.ft. nal walls. 71461 sq ft
	50 % of RR Rate 60 % of R.R Rate All carpet area considered are Wall to Wall C Existing Residential carpet area Existing Commercial carpet area	61582.5 x 36950 / arpet Area, excludi 192 no	60% = 10.764 = ing internal & exte	36950 Rs/sq.mtr. 3433 Rs/sq.ft. nal walls. 71461 sq ft 1242 sq ft
	50 % of RR Rate 60 % of R.R Rate All carpet area considered are Wall to Wall C Existing Residential carpet area Existing Attached Terrace area	61582.5 x 36950 / arpet Area, excludi 192 no	60% = 10.764 = ing internal & external & ext	36950 Rs/sq.mtr. 3433 Rs/sq.ft. nal walls. 71461 sq ft 1242 sq ft
Existing Attached Terrace area = 0 sq ft Total Existing FSI used as per approved	50 % of RR Rate 60 % of R.R Rate All carpet area considered are Wall to Wall C Existing Residential carpet area Existing Commercial carpet area Total Existing FSI used as per approved	61582.5 x 36950 / arpet Area, excludi 192 no	60% = 10.764 = 10.764 = os = os =	36950 Rs/sq.mtr. 3433 Rs/sq.ft. nal walls. 71461 sq ft 1242 sq ft 0 sq ft





	Net Plot area	Tentative Setback Area as per DP Remarks 2034	Plot area Considered for FSI Calculations (Whicever is Less from A B and C)	Road width as per D.P 2034	C Plot area as per P R Card	B Plot Area as per Conveyance	A Plot area as physical plot survey	PLOT AREA:
	6830.00 -	0.00 ×						
u	0.00 =	1.00 =	П	п	II	П	П	
6830.00	6830.00	0.00	6830.00	13.10 MTR	6858.90	6830.00	7111.00	sq.mtr.
73518.00 sq.ft.	73518 sq.ft.	0.00 sq.ft.	73518.00 sq.ft.	χi	73829.00 sq.ft.	73518.00 sq.ft.	76543 sq.ft.	(= sq.mtr. sq.ft. x10.764)





25521 sq.ft.		35% =	72918 x	35% residential Fungible free
72918 sq.ft.	6774.25	II		Total existing used BU Area as per old plan
				FUNGIBLE FSI CALCULATIONS:
153653 sq.ft.	14274.70	Ш		Total FSI
0 sq.ft.	0.00	0.00 =	2.00 x	Set Back FSI over and Above
69842 sq.ft.	6488.50	6488.50 =	1 ×	Base FSI
34921 sq.ft.	3244.25	6488.50 =	0.50 x	0.5 FSI
48890 sq.ft.	4541.95	6488.50 =	0.70 ×	0.7 TDR
69842 sq.ft.	6488.50	341.50 =	6830.00 -	Net Plot area
3676 sq.ft.	341.50	6830.00 =	5% ×	5% Amenity open space (Plot area more than 4000 sq.m)
73518 sq.ft.	6830.00	П		Plot Area Considered
	30 A of DCPR 2034)	of Regulation No	As per Table No 12	FSI CALCULATIONS: As per Table No 12 of Regulation No 30 A of DCPR 2034)

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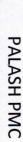
719, PAREKH MARKET BLDG, J.S.S. ROAD, OPERA HOUSE, MUMBAI-4. 106, PANCHVATI BLDG., S.V. ROAD, KANDIVALI WEST, MUMBAI-67. 9821322140 / 9821715564 / palashpmc@gmail.com

al construction area)	e, etc. to get approx. tota	ift, Lobby, Soc. Office	(Increasing FSI BU area to include Staircase, Lift, Lobby, Soc. Office, etc. to get approx. total construction area)
280032.00 sq.ft.	1.35 =	207431.00 x	Total construction area of project excluding parking area & Amenity area
188762.00 sq.ft.	0.00 =	188762.00 -	Remaining Carpet area for residential purpose
0.00 sq.ft.	0.91 =	0.00 x	Total Commercial Carpet area of project for sale
	ox. carpet area)	t Up area to get appr	(Reducing area to remove walls from the Built Up area to get approx. carpet area)
188762.00 sq.ft.	0.910 =	207431 x	Total carpet area of project
2.970	69842 =	207431 /	FSI Ratio on Net Plot Area
207431 sq.ft.	53778 =	153653 +	Total FSI of project
53778 sq.ft.	28257 =	25521 +	TOTAL FUNGIBLE (free+buy)
28257 sq.ft.	35% =	80735 x	35% Res. Fungible on Add. FSI
80735 sq.ft.	0.00 =	80735 -	Remaining Sale Built up area
0 sq.ft.	35% =	0 ×	35 % Commercial Fungible on Built up area
0 sq.ft.			Proposed New Commercial Built up area to buy
80735 sq.ft.	72918 =	153653 -	Additional BU FSI (Total Built up area - Existing Built up area)
			FUNGIBLE TO BUY:

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Rent (on existing carpet area)	Avg. Rs/sq.ft./month	(1st+2nd yr + 3rd year.)	d year.)	Months fr	Months from vacaing to repossession
Residential members	60			42	
Commercial members	115			18	
Hardship Compensation Fund	(on existing carpet area)	pet area)			
Residential members		П	500	Rs/sq.ft.	
Commercial members		II	500	Rs/sq.ft.	

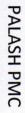


	RG TOR TO RILLY	BALANCE R.G TDR	SLUM TDR TO BUY	TDR DETAILS:		Total Deductions in TDR	Set Back TDR	plot)	22 78 /10 ca m+r Box promises or 150/ of	Protected FSI	TDR DEDUCTIONS	
23117.00	39117 00 -	4541.95 -	20% ×				2.00 ×	192.00 x	285.75 x	6774.25 -		
- C+/C7	23743 =	908.39 =	4541.95 =			,II	0 =	10 x	10.764 =	6488.50 =		
		3633.56	908.39					10.764		285.75		
1000	23743	39112	9778			23743 Sq. ft.	0 Sq. ft.	20667 Sq. ft.	3076 Sq. ft.			



40000000	100%	40000000	11		Stamp duty and registration of DA,POA
0	0%	2110068	70335605 =	3% ×	Stamp Duty on TDR
0	0%	39568095	2575 =	15369 x	RG TDR @ 45 % RR
0	0%	30767510	3147 =	9778 x	Slum TDR @ 55 % RR
99894207	100%	99894207	2861 =	34921 x	0.5 Govt FSI premium
1542564	60%	2570940	2070 =	1242 x	Rent - Commercial members
54024516	30%	180081720	2520 =	71461 x	Rent - Residential members
18175750	50%	36351500	500 =	72703 x	Hardship compensation
0	100%	0	3433 =	0 x	Fungible FSI premium Commercial
40415661	50%	80831322	2861 =	28257 x	Fungible FSI premium Residential
125342323	40%	313355808	1119 =	280032 x	MCGM plan approval charges
11726340	25%	46905360	5% =	938107200 ×	Planning arch., liasoning arch., rcc, adv. PMC, etc.
0	0%	200000000	2000 =	100000 x	Parking Construction
187621440	20%	938107200	3350 =	280032 ×	Construction Cost including GST
Investment Amount (Rs.)	Investment (% of Costs)	Costs (Rs)	Rate (Rs/sq.ft.) =	Area (sq.ft.) x	PROJECT COSTS

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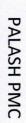
28%	Investment on Basic Cost				
		2649505007	11		TOTAL PROJECT SALES
		51951079	2597553928 =	2% ×	Sales, Marketing and Brokerage
608199291		2597553928	П		PROJECT COST + GROSS PROFIT
		432925655	2164628273 =	20% x	Gross Profit on Total Cost
711037684	Investment =	2164628273	п		PROJECT COST EXCLUDING PROFIT
102838394	100%	102838393.5	1150 =	89425 x	GST on existing area
, 3564000	100%	3564000	18000 =	198 x	79 A NOC expenses
17502000	50%	35004000	125 =	280032 x	Miscellaneous/contingency expenses
142830	100%	142830	115 =	1242 x	Brokerage charges - Commercial
4287660	50%	8575320	120 =	71461 x	Brokerage charges - Residential
3960000	100%	3960000	20000 =	198 x	Shifting charges



				1
99510 sq.ft.	25500 =	2537505007 /	Residential	
Carpet Area	Rate =	Amount /	Carpet Required for Sale by Developer	
2537505007 Rs	112000000 =	2649505007 -	Net Amount required for by Developer	1
O Rs	55000 =	0.00 ×	Commercial premises	
112000000 Rs	700000 =	160	Sale of Parking	
				MA

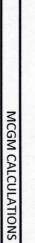
Total	Terrace area	Miscell
	area	aneous ar
		Miscellaneous area to society
		ety
	0 ×	
	0.33 =	
II	II	
0 sq.ft.	0 sq.ft.	





	SUMMARY		
Total proposed carpet area with fungible			
FSI		II	188762 SQFT
Less area required for Sale of Commercial			
premises		11	0 SQFT
BALANCE CARPET AREA		11	188762 SQFT
TOTAL EXISTING RESIDENTIAL CARPET			
AREA AS PER MCGM PLAN		II	72703 SQFT
Existing Commercial Carpet area BAI ANCE CARPET AREA FOR EXISTING	1242 x	1.23 =	1528 SQFT
RESIDENTIAL MEMBERS	188762 -	1528.00 =	187234 SQFT
SALE AMOUNT REQUIRED		11	2537505007 RS
SALE RATE	25250	25500	25750 RS/SQFT
SALE CARPET AREA	100495	99510	98544 SQFT
AREA FOR MEMBERS	88267	89252	90218 SQFT
EXISTING TOTAL AREA	72703	72703	72703 SQFT
EXTRA FREE RERA CARPET AREA FOR	15564	16549	17515
FLATS	21%	23%	24%





18 Total expenses per sq ft	17 Total Expenses	16 Water Charges	15 Sewerage Charges	14 Out of pocket Expenses, CFO, S.G, SWD ETC	13 LUC (Land Under Construction Tax)	12 Open space Deficiency	11 Infrastructure Charges		10 Development Cess	9 Staircase premium	8 Labour welfare	7 Development Charge commercial	6 Development charges building component	5 Development charges land component	4 Debris Deposit	3 I.O.D Deposit	2 Ammended fees	1 SCRUTINY FEES		PREMIUMS	READY RECKONER RATE	TOTAL FSI	
		19270.81011	19270.81011		19270.81		4541.95		7786.20	3661.45392	19270.81011	165.8653846	19104.94472	6830		19270.81011	26015.60758	26015.60758	SQM				
		285 Rs/ sq m	210 Rs/ sq m		19270.81 1003.795 1.63 % of R.R		1512.5 (Construction Cost)	5 % of 30,250	2463.3 4 % of R.R	15396 25 %of R.R	302	4926.6 8 % of R.R	2463.3 4 % of R.R	615.825 1 % of R.R		10.764 Rs 1/ sq m	41 Rs/ sq m	176 Rs/ sq m			61582.5 Rs/ sq m	19270.81 sg m	
1119	313428752	5492181	4046870	30000000	29015907	98650554	6869699		19179746	56371745	5819785	817152	47061210	4206085	45000	207431	1066640	4578747					

